

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

January 14, 2019

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124

**RE: Luna Vita Subdivision  
Grading and Drainage Plan  
Engineer's Stamp Date: 12/28/18  
Hydrology File: C19D066**

Dear Mr. Hensley:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Based upon the information provided in your submittal received 01/04/2019, the Drainage Report and Grading Plan **is not** approved for action by the DRB for Preliminary Plat or approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Just to the north of the site, please add the adjacent lot information.
2. All along the western lot corners, please add either the finished grade or make to top of wall elevations higher per Section 5.
3. All along the property line within the cul-de-sac, there is a think line. What is this? If it is not needed, then please delete the line.
4. At the southeast corner of the Lot 10, please revise the location of the finished grade so that the two other grades can be read.
5. Under the Location & Description, please correct the last statement to say ten (10) single family residential lots instead of eight (8).
6. Under Methodology, it states that the hydrology used AHYMO. Please provide the Summary from the program.
7. Under Existing Drainage, it references adjacent plans C19D021 & C19D026. The plans C19D021 is not relevant since it deals with two lots at the corner of Corona & Louisiana which is the next block to the south of this project. The plans C19D026 is for Eagle Springs Subdivision to the east of this site but there are no calculations within the

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

drainage files. Also mentioned is a COA project #600481 which allowed for a inlet to capture 20.3 cfs. Please provide all calculations to supports this claim.

8. Also some of your information from the North Albuquerque Acres DMP is incorrect. For the sub-basin where this site is located (942.2) the following was proposed for the future. A-0, B-30, C-15, D-55. Please correct your Hydrologic Data table to reflect these percentages.
9. Also according to the NAADMP, this basin has a discharge rate of 3.47 cfs/ac. So this site of 1.48 ac has an allowable discharge of 5.14 cfs. As stated in #7, please provide evidence that supports allowing greater discharge rate. Otherwise onsite detention will be required.
10. Please provide street calculations for Wilshire Ave to reflect the entire drainage area.
11. Please provide inlet calculations for the two proposed inlets.
12. Please provide HGL & EGL starting from the downstream MH of the 30" and 18" on Louisiana.
13. From information that Hydrology could find, it appears that the existing 24" ties to an inlet on Louisiana just south of Wilshire. This inlet then discharges with an 18" into a manhole for the 30" going south on Louisiana. This is the MH which I would need the HGL & EGL calculation starting from in #12 above.
14. Please label Wilshire R.O.W. in Section 1 and Louisiana R.O.W. in Section 5.
15. Please provide all footers in the retaining walls in all sections. Per DPM Ch. 22.5.B, grading and construction of retaining walls at or near the property line must demonstrate that the adjacent property is not damaged or its use constrained. Any such encroachment by the wall or grading must be accompanied by written permission of both landowners.
16. Please rename First Flush to Stormwater Quality as per the new Drainage Ordinance.
17. The Stormwater Quality volume required is wrong. As stated this site has 72% impervious which is 46,417.5 sf and therefore a required volume of 1,315.16 cubic feet.
18. Please add a note to the Grading Plan that states that the Owner has elected not to provide the required Stormwater Quality volume of 1,315.16 cubic feet but instead will pay the Payment in Lieu of \$7,890.98.
19. As a reminder, prior to obtaining Work Order approval, please pay the Payment in Lieu of \$7,890.98. The Owner needs to bring three copies of the provided Treasury Form to

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

the Building Permits and pay the fee. Then provide Hydrology with one copy showing the receipt.

20. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, [ccherne@cabq.gov](mailto:ccherne@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

21. Standard review fee of \$175 will be required at the time of resubmittal.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

PO Box 1293

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** LUNA VITA SUBDIVISION **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C-19  
**DRB#:** 2018-001792 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lots 31 and 32 Block 3 Unit 3 Tract 2 of North Albuquerque Acres  
**City Address:** 7001 WILSHIRE AVE. NE

**Applicant:** THE Group **Contact:** Ron Hensley  
**Address:** 300 Branding Iron Rd. SE, Rio Rancho, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc  
**Owner:** Nazish LLC **Contact:** Adil Rizvi  
**Address:** 8504 Waterford Pl. N.E.  
**Phone#:** 505-315-6563 **Fax#:** \_\_\_\_\_ **E-mail:** adil1424@yahoo.com

**TYPE OF SUBMITTAL:** ☒ PLAT ( 10# OF LOTS) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**DEPARTMENT:** ☐ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 1/4/19 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

January 3, 2019

Hydrology Development  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Luna Vita Subdivision – Grading and Drainage Plan

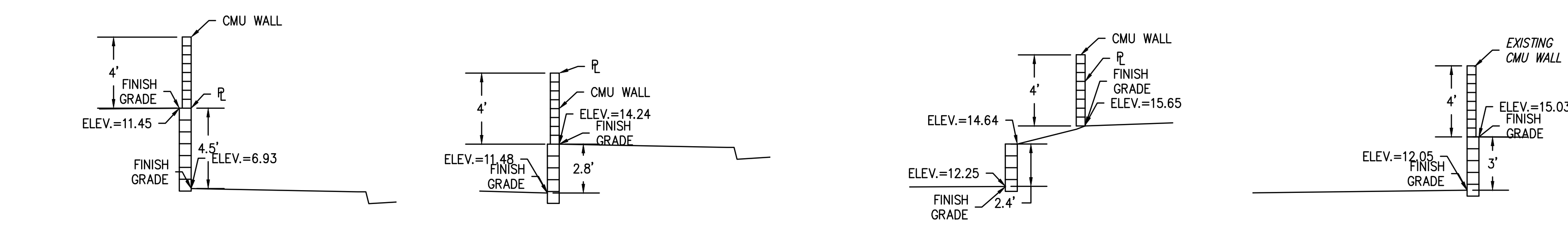
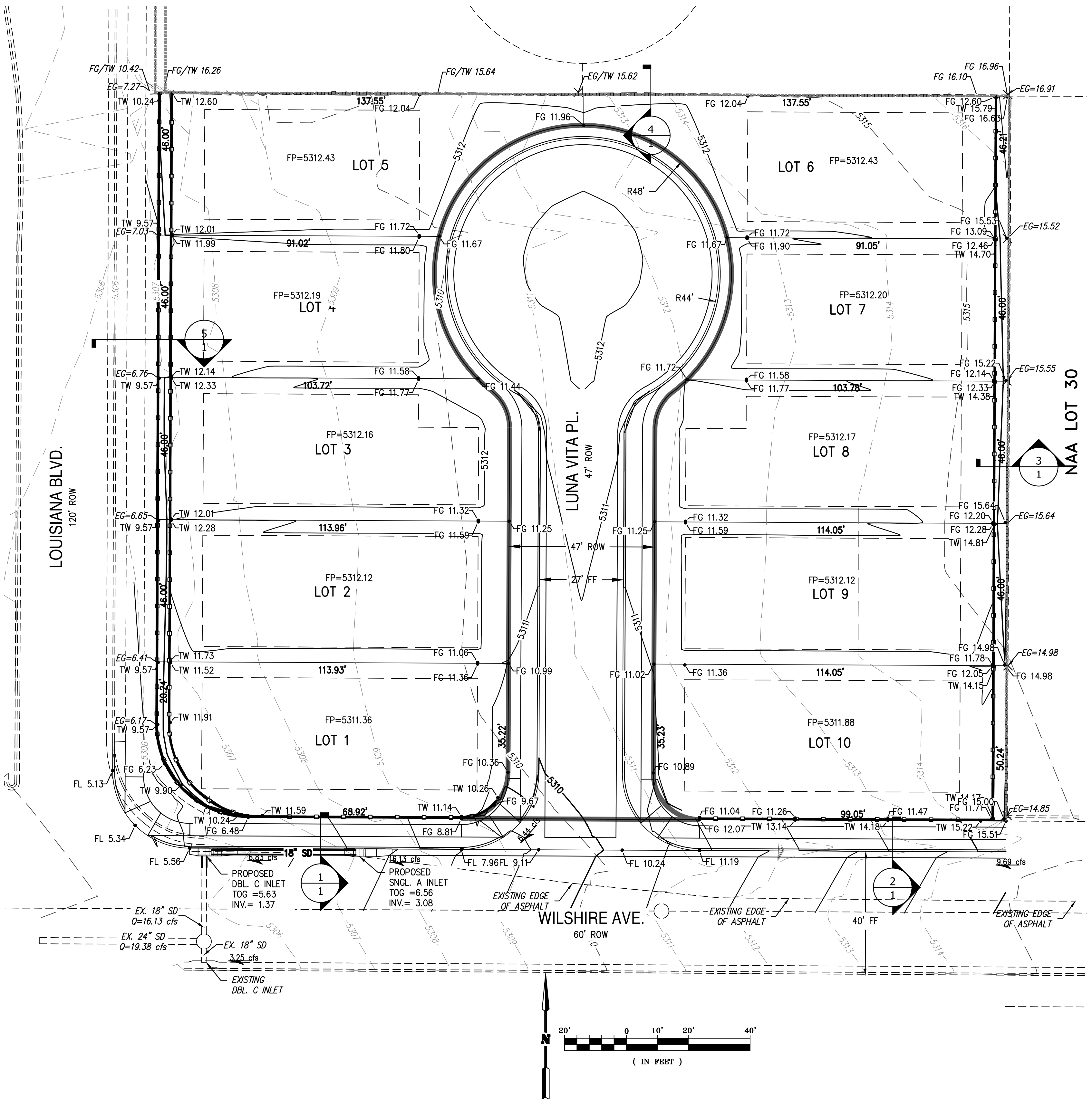
We are requesting a review of the attached plan in support of the Preliminary Plat and Grading Permit of Luna Vita Subdivision and the construction of Holly Ave. The subdivision is a replat of “Lots 31 and 32 Block 5 Unit 3 Tract 2 of North Albuquerque Acres” and is located on Wilshire Ave. near the intersection of Louisiana Blvd. and Wilshire Ave. The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

Please contact me at 410-1622 or via email if you have any questions or comments.

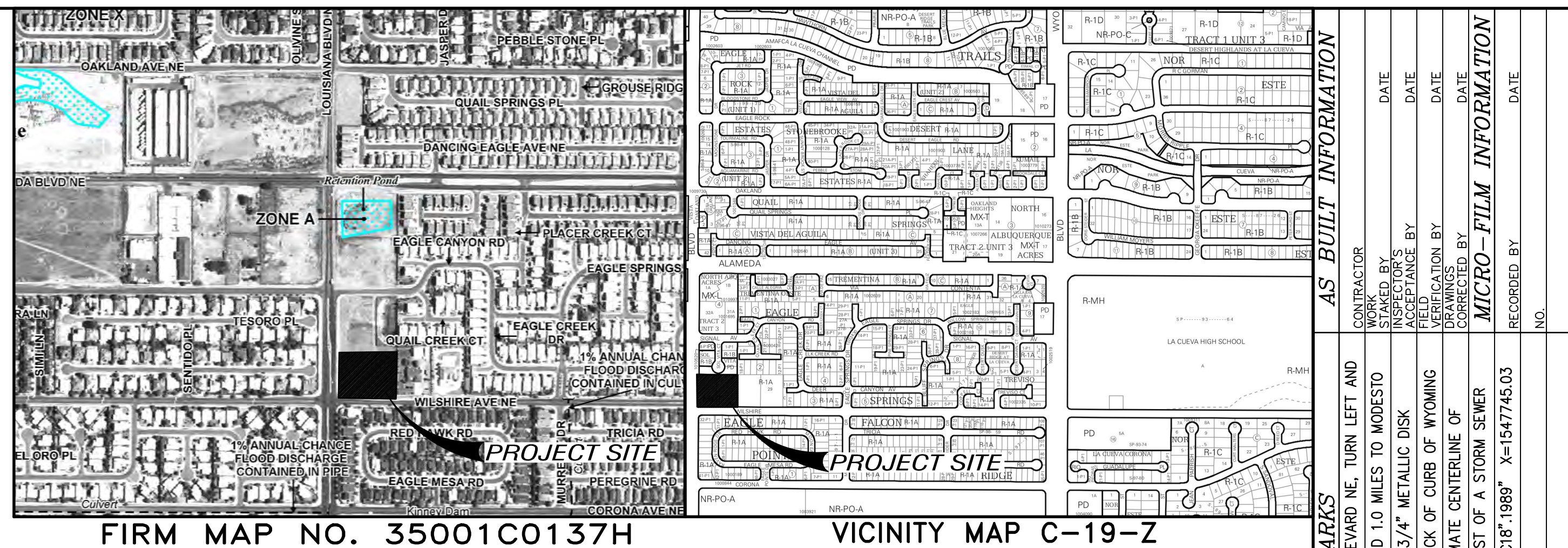
Sincerely,

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)





1 SECTION AT PROPERTY LINE Scale: 1:5  
2 SECTION AT PROPERTY LINE Scale: 1:5  
3 SECTION AT PROPERTY LINE Scale: 1:5  
4 SECTION AT PROPERTY LINE Scale: 1:5  
5 SECTION AT PROPERTY LINE Scale: 1:5



**DRAINAGE INFORMATION**  
LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.48 ACRES LOCATED ON THE SOUTH SIDE OF WILSHIRE AVENUE EAST OF LOUISIANA BLVD. AS SEEN ON THE VICINITY MAP, THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTIES TO THE EAST AND WEST ARE DEVELOPED HIGHER DENSITY WALLED COMMUNITIES. THE PROPOSED DEVELOPMENT WILL BE EIGHT (8) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

**FLOODPLAIN STATUS**

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137H, DATED AUGUST, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

**PRECIPITATION**

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**EXISTING DRAINAGE**

THE ALLOWABLE FLOWS IN THE STORM DRAIN IS TAKEN FROM THE REFERENCED PROJECT AND EXISTING FLOWS ARE FROM ADJACENT DRAINAGE PLANS C190021 AND C190026. THE STORM DRAIN COMPLETED WITH COA PROJECT #600481 COMPLETES THE DOWNSTREAM FACILITIES AND ALLOWS FOR A INLET CAPTURE OF 20.3 CFS FROM WILSHIRE AVE. OF WHICH, 17.1 CFS IS ALLOCATED TO THE NORTH INLETS. THIS SITE DRAINS SURFACE DRAINS TO THE EXISTING CURB AND GUTTER AND INLET IN WILSHIRE AVE.

**DEVELOPED CONDITION**

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL FREE DISCHARGE INTO WILSHIRE AVENUE. WILSHIRE AVENUE WILL CONVEY FLOW ALONG THE CURB TO THE PROPOSED INLETS LOCATED IN WILSHIRE AVENUE. WITH A FLOW DEPTH OF 0.30 FT AND PER DPM PLATE 22.3 D-5 AND D-6 THE CAPACITY OF THE 3 GRATES OF THE PROPOSED INLETS IS 17.1 CFS WITH AN ADDITIONAL 3.2 CFS IN THE EXISTING INLET FOR A TOTAL OF 20.3 CFS. THE 1.75 CFS INCREASE TO A TOTAL OF 16.1 CFS IS BELOW THE ALLOWABLE 17.1 CFS, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT CAN BE ACCOMMODATED BY THE STORM DRAIN AND DOWNSTREAM FACILITIES.

**HYDROLOGIC DATA - NAADMP**

| BASINS   | AREA (acres) | LAND TREATMENT PERCENTAGES BY TYPE |    |    |    | YIELD (cfs/ac) | Q <sub>100</sub> (cfs) | V <sub>100-24</sub> (acft) |
|----------|--------------|------------------------------------|----|----|----|----------------|------------------------|----------------------------|
|          |              | A                                  | B  | C  | D  |                |                        |                            |
| SITE     | 1.48         | 0                                  | 34 | 16 | 50 | 3.17           | 4.69                   | 0.164                      |
| WILSHIRE | 0.73         | 0                                  | 0  | 10 | 90 | 4.59           | 6.70                   | 0.153                      |

**HYDROLOGIC DATA - PROPOSED**

| BASINS   | AREA (acres) | LAND TREATMENT PERCENTAGES BY TYPE |    |    |    | YIELD (cfs/ac) | Q <sub>100</sub> (cfs) | V <sub>100-24</sub> (acft) |
|----------|--------------|------------------------------------|----|----|----|----------------|------------------------|----------------------------|
|          |              | A                                  | B  | C  | D  |                |                        |                            |
| SITE     | 1.48         | 0                                  | 18 | 10 | 72 | 4.37           | 6.44                   | 0.288                      |
| WILSHIRE | 0.73         | 0                                  | 0  | 10 | 90 | 4.59           | 6.70                   | 0.153                      |

**REQUIRED FIRST FLUSH VOLUME**

CASH IN LIEU WILL BE UTILIZED FOR FIRST FLUSH RUNOFF REQUIREMENTS. THE VOLUME SHALL BE EQUAL TO: ROOF AREA \* (0.44-0.10)/12 IN CUBIC FEET.

ROOF AREA = 27340 SQ.FT. \* 10

REQUIRED VOLUME = 27,340 \* (0.44-0.10)/12 = 780 CU.FT.

**LEGAL DESCRIPTION**

LUNA VITA SUBDIVISION  
(BEING A REPLAT OF LOT 31 AND 32, BLOCK 3, UNIT 3, TRACT 2)  
WITHIN NORTH ALBUQUERQUE ACRES  
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST ELENA  
GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN CITY OF  
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

**LEGEND**

- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- 12.1 TOP OF CURB
- 11.6 BOTTOM OF CURB
- TW 11.28 PROPOSED GROUND ELEVATION AT WALL
- FLOW ARROW
- GRADE BREAK
- 5000 EXISTING CONTOUR
- 5000 EXISTING CONTOUR
- EASEMENT
- EXISTING WALL
- RETAINING WALL

**NOTES**

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEDED OR LANDSCAPED
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**THE Group**  
300 Branding Iron Rd. SE  
Rio Rancho, New Mexico 87124  
Phone:(505)514-0995

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

**LUNA VITA SUBDIVISION**  
**A REPLAT OF LOTS 31-32, BLOCK 3, UNIT 2, TRACT 2, NAA**  
**GRADING & DRAINAGE PLAN**

| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR. | Mo./DAY/YR. |
|-------------------------|------------------------|-------------|-------------|
|                         |                        |             |             |
|                         |                        |             |             |
|                         |                        |             |             |

CITY PROJECT No. ZONE MAP NO. C-19-Z SHEET 1 OF 1

| BENCH MARKS     |      | AS BUILT INFORMATION |      |
|-----------------|------|----------------------|------|
| CONTRACTOR      | DATE | CONTRACTOR           | DATE |
| INSPECTOR'S     | DATE | INSPECTOR'S          | DATE |
| FIELD STAKE BY  | DATE | FIELD STAKE BY       | DATE |
| VERIFICATION BY | DATE | VERIFICATION BY      | DATE |
| CORRECTED BY    | DATE | CORRECTED BY         | DATE |

| SURVEY INFORMATION |      | FIELD NOTES |      |
|--------------------|------|-------------|------|
| NO.                | DATE | NO.         | DATE |
|                    |      |             |      |
|                    |      |             |      |
|                    |      |             |      |

| ENGINEER'S SEAL |      | REVISIONS |      |
|-----------------|------|-----------|------|
| NO.             | DATE | NO.       | DATE |
|                 |      |           |      |
|                 |      |           |      |
|                 |      |           |      |

|             |     |      |           |
|-------------|-----|------|-----------|
| DESIGNED BY | REH | DATE | DEC. 2018 |
| DRAWN BY    | REH | DATE | DEC. 2018 |
| CHECKED BY  | REH | DATE | DEC. 2018 |
|             |     |      |           |
|             |     |      |           |
|             |     |      |           |

|                    |             |             |
|--------------------|-------------|-------------|
| LAST DESIGN UPDATE | Mo./DAY/YR. | Mo./DAY/YR. |
|                    |             |             |
|                    |             |             |
|                    |             |             |